003.0	0005	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	975,600 /	975,600
					USE VALUE:	975,600 /	975,600
					ASSESSED:	975,600 /	975,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3	-5	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROUVAPIS STRATIS & JANE
Owner 2:	
Owner 3:	
Street 1:	3 MAGNOLIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,225 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2382 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5225.000	509,500	4,700	461,400	975,600
Total Card	0.120	509,500	4,700	461,400	975,600
Total Parcel	0.120	509,500	4,700	461,400	975,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.57 | /Parcel: 409.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	509,500	4700	5,225.	461,400	975,600	975,600	Year End Roll	12/18/2019
2019	104	FV	378,200	4700	5,225.	490,200	873,100	873,100	Year End Roll	1/3/2019
2018	104	FV	378,200	4700	5,225.	357,600	740,500	740,500	Year End Roll	12/20/2017
2017	104	FV	335,300	4700	5,225.	311,400	651,400	651,400	Year End Roll	1/3/2017
2016	104	FV	335,300	4700	5,225.	265,300	605,300	605,300	Year End	1/4/2016
2015	104	FV	298,700	4700	5,225.	259,500	562,900	562,900	Year End Roll	12/11/2014
2014	104	FV	298,700	4700	5,225.	213,400	516,800	516,800	Year End Roll	12/16/2013
2013	104	FV	310,900	4700	5,225.	203,000	518,600	518,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 330

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROUVAPIS STRATI	23434-108		7/14/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2019	1112	Redo Bat	18,000	C				
10/26/2015	1629	Porch	10,000					
10/16/2015	1564	Porch	5,000					
12/27/2002	1031	Redo Bat	11,300					
4/16/1997	170	Manual	6,200					VINYL SIDING
6/9/1993	252	Manual	3,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
9/21/1999	Meas/Inspect	267	PATRIOT
8/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5225		Sq. Ft.	Site		0	80.	1.10	1									461,401						461,400	

Total AC/HA: 0.11995 | Total SF/SM: 5225 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 461,401 | Spl Credit | Total: 461,400

User Acct

3310

GIS Ref

GIS Ref

Insp Date

08/26/17

!330!

PRINT

Date	Time
12/10/20	16:08:47

LAST REV

Date	Time
12/23/19	09:39:25

danam

USER DEFINED

Prior Id # 1:	3310
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09080601
Const Adj.:	0.99980003
Adj $ / SQ:	185.400
Other Features:	109500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	625878
Depreciation:	116413
Depreciated Total:	509465

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

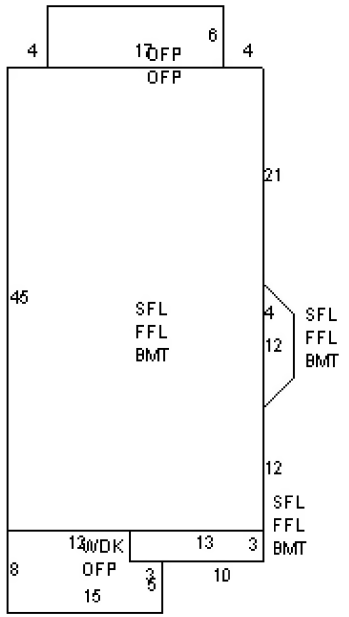
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	185.40
Special Features:	0	Val/Su Net:	127.41
Final Total:	509500	Val/Su SzAd	213.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,191	55.620	66,243
FFL	First Floor	1,191	185.400	220,811
SFL	Second Floor	1,191	185.400	220,811
OFP	Open Porch	315	21.730	6,846
WDK	Deck	111	15.010	1,666

Net Sketched Area:	3,999			Total:	516,377
Size Ad	2382	Gross Are	3999	FinArea	2382

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1921	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700